

Single Family Residence **RESIDENTIAL**

1245 ROWLAND CIR

RENO, NV 89509

\$641,689 TopHap Estimate · \$376 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,706 ft²

LIVING AREA

0.22 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$642K

\$607K low

\$676K high

Last Sale

\$479,000 · May 8, 2019

Est. Owner Equity

\$187,689

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,625 (2025)
Assessed Value	\$81,819
Previous Assessed	\$79,682
Assessor Market Value	\$233,768

PROPERTY FACTS

Property Type	Single Family Residence
County	Washoe
Lot (acres)	0.22
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 128 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2019	Resale	Bargain And Sale Deed	\$479,000	\$281	\$455K
Dec 13, 2010	Resale	Grant Deed	\$210,000	\$123	\$168K
Nov 29, 2004	Quitclaim	Quit Claim Transfer			
Nov 29, 2004	Resale	Grant Deed	\$400,000	\$234	\$299K
Aug 29, 1996	Resale	Grant Deed	\$173,000	\$101	\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Darrell C. Swope Middle School	Middle	6–8	0.2 mi
Roy Gomm Elementary School	Elementary	KG–5	0.6 mi
Reno High School	High	9–12	1.3 mi

District: Washoe County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89509

103 CRIME INDEX	94 AIR POLLUTION	36,556 POPULATION	\$89K MEDIAN IN-COME	51°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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